



DOC #2021144630

**DEDICATORY DOCUMENTS  
OF  
WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT  
ASSOCIATION, INC.**

**BEFORE ME**, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is Rusty Denner, I am over 21 years of age and of sound mind. I am capable of making, and am authorized to make this affidavit. I am personally acquainted with the facts herein stated. I am the agent and General Manager of Walden on Lake Conroe Community Improvement Association, Inc. Pursuant to the Texas Property Code, Section 202.006, the following document is the original, or a true and correct copy of the original, of the governing instruments of the Association:

**Walden on Lake Conroe Community Improvement Association, Inc.  
Fee Policy**

WITNESS MY HAND, to this document this 17<sup>th</sup> day of September, 2021

Walden on Lake Conroe Community Improvement  
Association, Inc., a Texas non-profit corporation

BY:   
Agent and General Manager

Print Name: RUSTY DENNER

**THE STATE OF TEXAS  
COUNTY OF MONTGOMERY**

**THIS** affidavit was acknowledged before me on the 17<sup>th</sup> day of September, 2021 by Rusty Denner, who stated that he is the Agent and General Manager for Walden on Lake Conroe Community Improvement Association, Inc.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:  
Rusty Denner, General Manager  
Walden on Lake Conroe  
Community Improvement Association, Inc.  
13301 Walden Rd.  
Montgomery, TX  
Phone: (936) 582-1622



**Walden on Lake Conroe Community Improvement Association, Inc.  
Fee Policy**

**I. General:**

The Board of Trustees of the Association is responsible for setting fees for various services performed by the property owners of Walden on Lake Conroe. In all cases, if there is a conflict with Texas State Statutes or building codes, the statute or code will take precedent over the Policy. This Policy shall not conflict in anyway with the Deed Restrictions but otherwise will apply, as allowed to amplify, and clarify existing rules.

**II. Purpose:**

The authority for the Board to set various fees for services is set forth in the Deed Restrictions and By-Laws. Periodically, these fees need to be reviewed and updated, to remain competitive with fees charged by other communities and to pass-through the cost of services to those requiring them. These fees are effective September 2021 and reflect the current practice of the WCIA in charging fees. This schedule does not include fees associated with home building or remodeling.

**III. Policy:**

The following fees will be charged for service provided to property owners that are considered special services.

A. Resale Certificate	\$300 (within 7-10 business days)
B. Rush Resale Certificate	\$375 (within 3-6 business days)
C. Updated Resale Certificate	\$75
D. Transfer Fee	*\$500
E. Subordination Letter	\$150
F. Refinance Fee	\$50
G. Late Fee	\$50
H. Collection Fee	\$100
I. Payment Plan Fee	\$300
J. Returned Check Fee	\$40
K. All Postage Correspondence For Violations, Late Letters, etc.	Cost
L. Force Mowing, Tree Removal, etc.	Cost
M. Accountant Fee	See Reproduction Policy
N. Garbage Fee	Per contract & Admin Cost
a. Pick up	\$29.49
b. Water	Determined on Usage
c. Sewer	\$26
O. Attorney Fee	Cost
P. Finance Charge	8% of Maintenance Fee Balance

- Q. Access Card** **\$15**
- R. Deed Restriction Violation Penalty/Fee**
  - a. First Violation** **\$100+\$50 Administrative Fee**
  - b. Second Violation** **\$150+\$50 Administrative Fee**
  - c. Third Violation** **\$200+\$50 Administrative Fee**
- S. Administration fee is a fixed charge** **\$50**
- T. Copying Policy**
  - a. Black and white 8 ½"x11 single sided copies** **\$.10 each**
  - b. Black and white 8 ½"x11 double sided copies** **\$.20 each**
  - c. Color 8 ½"x11 single sided copies** **\$.50 each**
  - d. Color 8 ½"x11 double sided copies** **\$1.00 each**
  - e. PDF images of documents** **\$.10 each**
  - f. Labor and overhead** **\$18.00 per hour**
  - g. Mailing Supplies** **\$1.00 per mailing**
  - h. Postage** **Cost**
  - i. Other Supplies** **Cost**

**This Policy is effective September 1, 2021, or later recordation in the Public Records of Montgomery County. Except as affected by this Policy, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the WCIA shall remain in full force and effect.**

**\* Transfer fee applied PER lot/deed at the time of sale.**

FILED FOR RECORD  
10/18/2021 02:12PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

10/18/2021



County Clerk  
Montgomery County, Texas